THE RIDGE

at 1 Discovery Place, Sandton

Situated on the corner of Rivonia Road and Katherine Street, 1 Discovery Place, a 6 Star Green Rated building, is a bold architectural statement at Sandton's highest point. The building encompasses carefully sculptured interior spaces intended to foster an environment of creativity, innovation and collaboration.

The expansive ground floor accommodates a host of retail amenities, staff restaurants and coffee shops available for all to use.



CUSHMAN & WAKEFIELD | broll Progressive property people

VACANCIES AND RATES

Rentable Area

- **4th Floor:** 614 m²
- **3rd Floor:** 202 m²
- **2nd and 3rd Floor the Park :** 3 500 m² per floor subdivisible to approx. 1 600m²

Subject to final measurements

Office Rentals

R200 / m²	Net Rental
R 35 / m²	Operating Costs estimate
R 30 / m²	Rates and Taxes estimate
R265 / m²	**Gross Rental**

Parking Rentals

R1 200 / basement bay

Parking Ratio

5 bays per 100 m²

TI Allowance

R500 / m² of usable area for a 3 year lease
R850 / m² of usable area for a 5 year lease

All rentals / prices quoted exclude VAT; E and O E



BUILDING HIGHLIGHTS

ENERGY EFFICIENCIES

- Daylight harvesting and CO2 based demand control of fresh air
- Automatic blinds to control glare and heat gain
- Harvesting of grey and rainwater for irrigation and flushing

GENERATOR AND BACKUP WATER

- Backup generator and UPS powering the entire building, including HVAC
- 3 days of back up water supply

BUILDING AMENITIES

- 2 Auditoriums (90 / 200 seaters) available to hire
- Meeting rooms (4 – 24 seaters) available to hire
- Staff restaurants - the Park Café, Forum Express and Forum Cuisine
- A roof garden offering breakaway areas, 620m running track, a soccer and multipurpose sports courts
- Vitality Gym (memberships available)
- Seattle Coffee, Starbucks, Vida e Café and WW Cafe
- Tony Glass Speciality Tea
- Artistic Hair Clinic
- Boateng Tailors
- Camelot Spa
- Clicks Pharmacy
- Woolworths
- Levingers
- Crazy Store
- Bosch Service
- Various other retail amenities



FLOOR PLAN

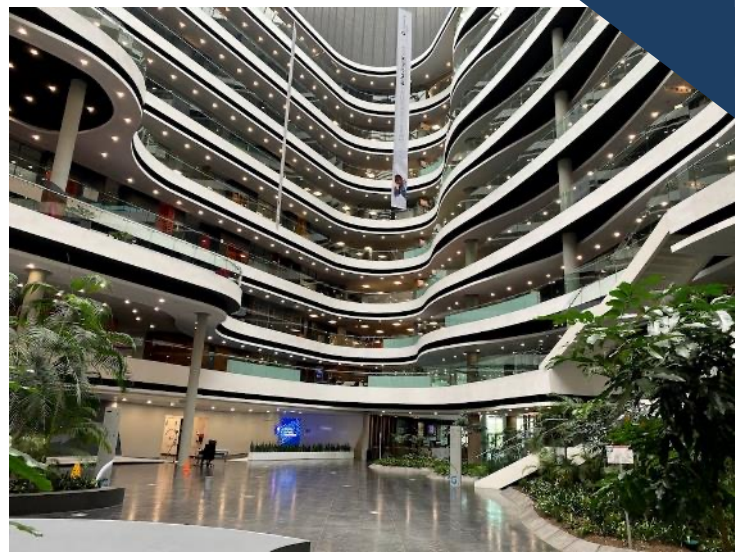


100-04 3F GENERAL LAYOUT - PARK TENANTS

1 : 200













CANTEEN

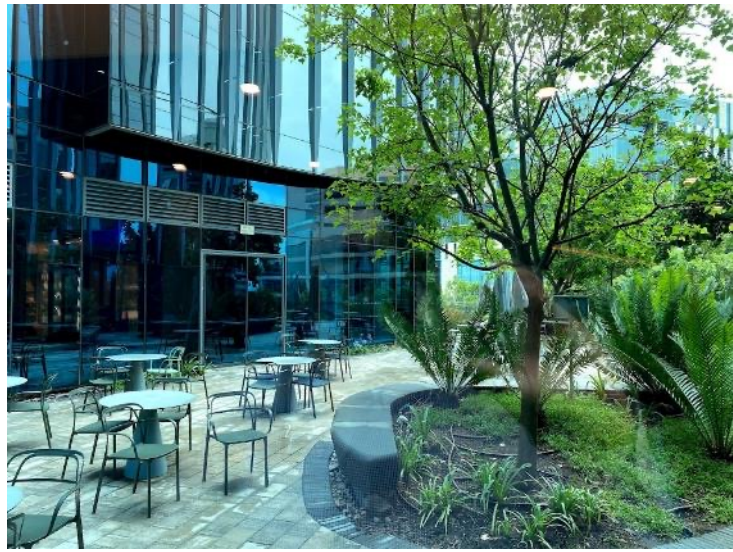




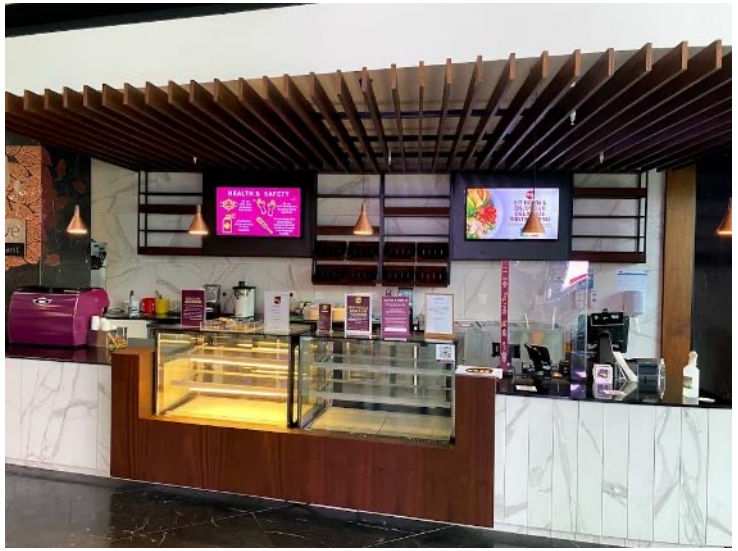





SANDwiches
FRESH, HEALTHY, TASTY
CHOP'D & Wrap'd
TRAMEZZINI
WRAPS
SANDwiches
FRESH, HEALTHY, TASTY




SEATTLE COFFEE Co




Artistic
Hair Clinic


WOOLWORTHS FOOD
CLICKS

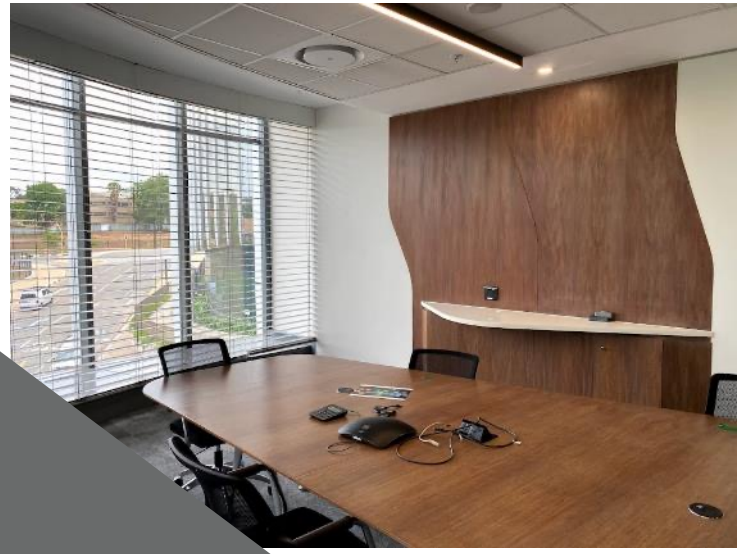

STARBUCKS


vida
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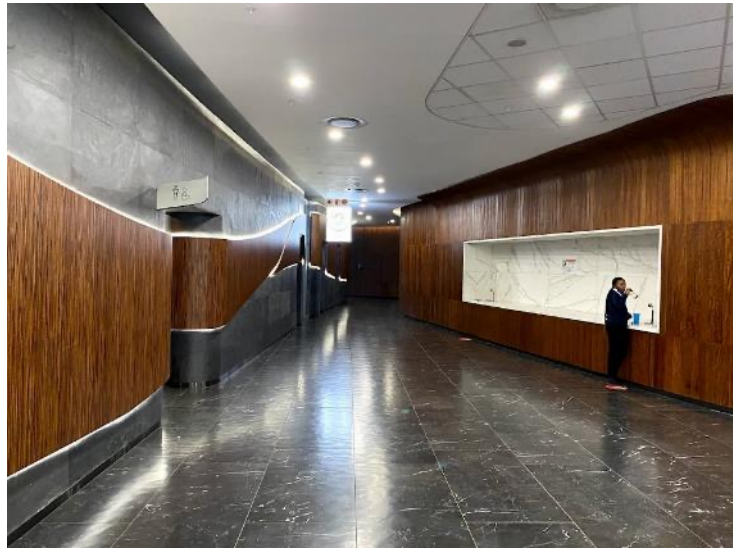

Auditorium 1






















POWER